

WARRANTY DEED

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Union Planters Bank, N.A., a corporation, in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the receipt of which is hereby acknowledged, the said Union Planters Bank, N.A. does by these presents grant, bargain, sell and convey unto the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, his successors and/or assigns the following described real estate, situated in De Soto County, Mississippi:

Lot 263, Kingston West Subdivision, Phase 2, Section "E", located in Section 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as recorded in Plat Book 60, Page 30, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD, to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, subject, however, to current taxes which constitute a lien accruing but not yet due and payable.

And said Union Planters Bank, N.A. does for itself, its successors and assigns, covenant with said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Union Planters Bank, N.A. by Clint Ford, its Banking Officer, who is authorized to execute this conveyance, has hereto set its signature and seal, this 13th day of August, 2002

ATTEST:

(CORPORATE SEAL)

Union Planters Bank, N.A.

By:

Its:

Clint Ford
Banking Officer

DEBBIE FLY
Assistant Secretary

STATE OF TN

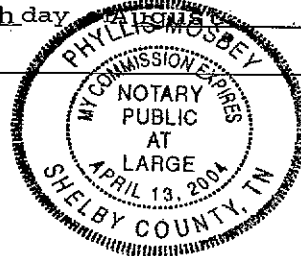
COUNTY OF Shelby

I, Phyllis Mosbey, a Notary Public in and for said County, in said State, hereby certify that Clint Ford, whose name as Banking Officer of Union Planters Bank, N.A., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he as such officer and with full authority, executed the same voluntarily for and as the act of said Union Planters Bank, N.A..

Given under my hand and official seal this the 13th day of August, 2002

Notary Public

My Commission Expires:



GRANTEE'S ADDRESS:

Best Assets -- CitiWest JV
3420 Norman Berry Drive, Suite 600
Atlanta, GA 30354
404-768-1400

GRANTOR'S ADDRESS:

UNION PLANTERS BANK, N.A.
1900 Charles Bryan AX2
Cordova TN 38018
901-580-2219

This instrument prepared by:
J. Gary Massey
Shapiro & Massey, L.L.P.
200 East Capitol Street, Suite 1745
Jackson, MS 39201
601-968-9986
S&M #00-2039

STATE MS.-DE SOTO CO. 4
FILED

AUG 16 12 40 PM '02

BK 426 PG 263
W.E. DAVIS CH. CLK.